

**Hinton Road, Herne Hill, SE24**

1 bedroom flat - conversion for sale

**£475,000**

Share of Freehold

## Property Details

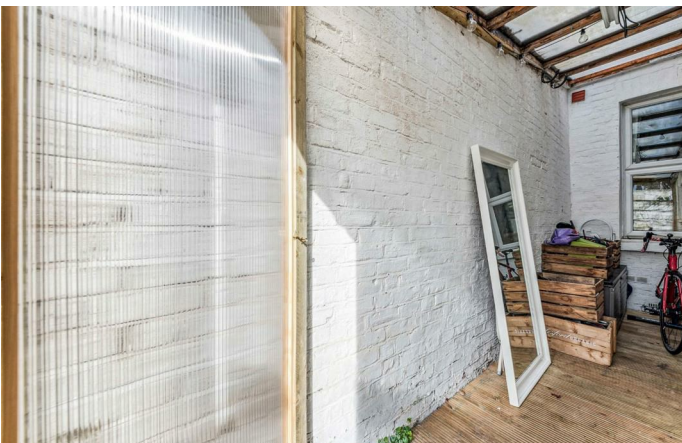
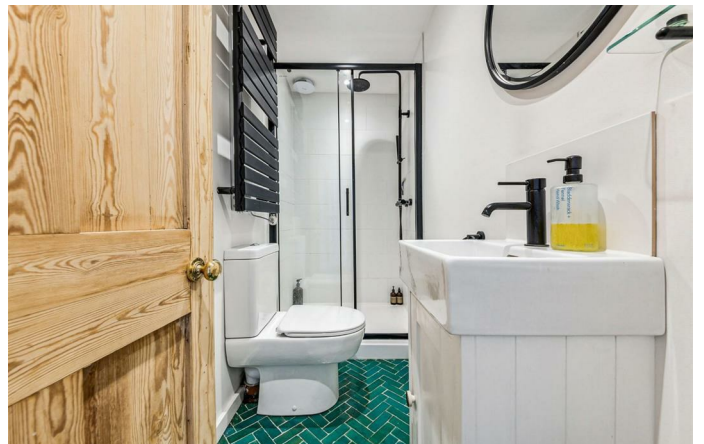
A beautiful one double bedroom garden flat, set within a blue Victorian house within the desirable village-esq Ruskin community. Renovated during the course of ownership, yet still further potential to extend the side return, converting into two double bedrooms, subject to permissions. The spacious reception has ample room to relax, with lovely light enhanced by the positioning on the street, and high ceilings, complete with elevated storage. Along the beautifully tiled hallway, the dine-in kitchen boasts wooden surfaces and shelving, with crisp shaker cabinetry and integrated appliances. Dual aspect windows create a bright ambience, casting natural light over the dining table. Patio doors lead out to the private South-facing decked garden that can be dressed with potted greenery. A rear gate and covered storage are perfect for those with bikes or prams, or repurpose to cosy covered seating. Peacefully set, the bedroom is a generous double with fitted wardrobes, high ceilings and cosy carpets. The stylish bathroom has a walk-in rain shower, black fittings and vibrant tiled flooring. A cupboard under the stairs offers additional storage.

## Features

- One double bedroom
- Private South-facing garden
- Victorian conversion
- Potential to extend STNP
- Set within the village-esq Ruskin community
- Ruskin Park, Brockwell Park and Herne Hill within a short walk
- Multiple overground stations in walking distance
- Brixton and the Victoria line nearby
- Share of freehold

Council tax band B    EPC rating C (69)





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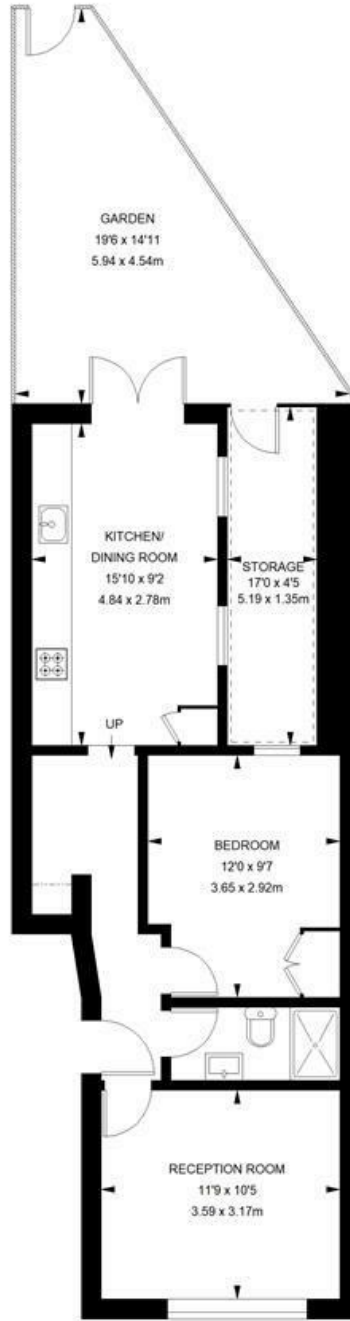
**1 bedroom flat**

APPROXIMATE GROSS INTERNAL AREA WITH STORAGE:

571 SQ FT / 53.05 SQ M

APPROXIMATE GROSS INTERNAL AREA WITHOUT STORAGE:

497 SQ FT / 46.17 SQ M



GROUND FLOOR



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.



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